

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
Division of Housing Policy Development

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**MEMORANDUM**

DATE: April 18, 2007

TO: Interested Parties
Cathy E. Creswell

FROM: Cathy E. Creswell, Deputy Director
Division of Housing Policy Development

SUBJECT: Official State Income Limits for 2007

Attached are Official State Income Limits for 2007 for all counties reflecting extremely-low, very-low, lower, median, and moderate incomes for households of various sizes. These income limits are posted at the Department of Housing and Community Development's (Department's) website (<http://www.hcd.ca.gov/hpd/hrc/rep/state/incNote.html>) and replace those in effect during 2006.

Note that use of these Official State Income Limits is subject to a particular program's definition of income, family, family size, effective dates, and other factors. Also, that definitions applicable to income categories, criteria, and areas sometimes differ between programs. In addition, note that HUD made a significant change in the methodology used to update Census 2000 data to estimate 2007 median family incomes and used the first full Census American Community Survey (ACS) samples collected in 2005. As a result, HUD stated in its transmittal letter that comparisons between FY2006 and FY2007 median family incomes "are not valid as indicators of local median family income changes" due to differences in underlying surveys used. When State income limits are to be used for a program, then the limits in the table are to be applied in determining the household's income category in qualifying the household.

California Health and Safety Code (H&SC) provides that limits for the extremely-low (H&SC 50106), very-low (H&SC 50105), and low (H&SC 50079.5) income categories are the same as those in the equivalent levels established by the U.S. Department of Housing and Urban Development (HUD) for its Section 8 Housing Choice Voucher (HCV) program. Pursuant to State law, the Department is required to publish these State income limits after HUD's release of its new income limits which occurred on March 19, 2007.

In addition, Health and Safety Code Section 50093(c) requires the Department to file with the Office of Administrative Law changes that revise Section 6932 of Title 25 of the California Code of Regulations. The changes contain (1) HUD's updated income limits for extremely-low, very-low, low-income households, and area medians and (2) the Department's updated income limits for moderate income households and adjustments to some area medians.

If you have any questions concerning these income limits, please contact Department staff at (916) 445-4728.

Attachment

Income Limits Pursuant to Title 25, § 6932 California Code of Regulations (CCR)

Methodology

The extremely-low, very-low, and lower income limits contained in California Code of Regulations Section 6932 equal the extremely-low, the very-low, and the low income limits established by the U.S. Department of Housing and Urban Development (HUD) for use in its Section 8 program. Based on HUD's limits, the Department (1) adjusts the median figure for some counties so there is no decrease from last year's limits, and for a few other counties applies the higher state "nonmetropolitan" median figure and (2) sets the State's moderate income limits at 120 percent of the median figure.

In preparing 2007 income limits, HUD, for the first time, used data from the first full Census American Community Survey (ACS) which was conducted in 2005. Estimates for 2007 reflect (1) published local area ACS 2005 surveys for places having a population of 65,000 or more and (2) the state-level change between Census 2000 and ACS 2005 for areas with a population less than 65,000. HUD first estimates median family income for the metropolitan statistical area (MSA) or for the sub-area (termed "HMFA" for HUD Metropolitan Fair Market Rent Area). Where an area or county has a condition that warrants special consideration, called an exception, HUD adjusts the limit for an income category. Upward adjustments are made either to the level of the State nonmetropolitan median for high housing costs or because of a historical exception, while adjustments to the low income limit are capped by the U.S. median. However, if an adjustment resulted in an income limit below that of last year, then, for the extremely-low, very-low, and low income limits, HUD kept the limit at the level of the prior year.

Generally, but not always, the area median income (AMI) is the greater of either: 1) the median family income (MFI) for a county's metropolitan statistical area or its nonmetropolitan county; 2) the MFI for nonmetropolitan counties statewide (\$51,500 for 2007); or 3) the AMI of the prior year. Once HUD establishes the very-low income limits, they are then used to determine the limits for extremely-low and low income categories. HUD's four-person very-low income limit usually equals 50 percent of MFI. Also, in most cases, the four-person median income limit equals two times HUD's four-person very-low income limit, except when an adjustment has been made. For areas, in which the estimated MFI has decreased, HUD applies a "hold-harmless policy" to set the four-person median at the higher of normal income limit calculations or at the previous year's income limits. Based on HUD's historical exceptions, the Department uses either the higher of HUD's current year updated estimated MFI or last year's AMI as the median figure. Finally, in some counties, adjustments and rounding conventions cause the four-person median income limit to be less than two times the four-person very-low income limit.

Although many four-person low income limits equal 80 percent of the area median income, HUD's briefing materials specify that the low income limits actually are calculated using 160 percent of the relevant four-person very-low income limit, with some HUD exceptions. An exception for some high income areas means that the four-person low income limit is different from what the 160 percent calculation would yield because a maximum, or cap, was applied by HUD. An exception for high housing costs

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relative to incomes means that, although HUD may have raised the low income limit for an area, HUD may not have raised the limit for the very-low income category. In sum, what is called, for example, an “80%” limit cannot be assumed to equal 80 percent of the AMI or four-person median income limit nor 160% of the very low limit due to HUD's adjustments.

California's extremely-low income limits are HUD's limits for “30% of Median”. HUD calculates its “30% of Median” limits using 60 percent of the relevant very-low income limits, but with a floor set at the minimum Supplemental Security Income (SSI).

Income limits for all income categories are adjusted for household size so that larger households have higher income limits than smaller households. For all income categories, the income limits for household sizes other than four persons are calculated using the four-person income limit as the base. HUD's adjustments use the following percentages, with results rounded to the nearest \$100 increment:

Number of persons in Household:	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>
Adjustments:	70%	80%	90%	Base	108%	116%	124%	132%

For households of more than eight persons, refer to the formula at the end of the table of the 2007 Income Limits. Due to the adjustments HUD can make between income limits in a given county, these tables should be the only method of determining eligibility. Arithmetic calculations are applicable only when a household has more than eight members.

References: FY 2007 HUD Income Limits Transmittal Notice PDR-2007-02 issued March 19, 2007 and FY 2007 HUD Income Limits Briefing Material dated April 5, 2007 available at www.huduser.org/datasets/il.html

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Alameda County	Extremely Low	17,600	20,100	22,650	25,150	27,150	29,150	31,200	33,200
Area Median Income:	Very Low Income	29,350	33,500	37,700	41,900	45,250	48,600	51,950	55,300
83,800	Lower Income	46,350	53,000	59,600	66,250	71,550	76,850	82,150	87,450
	Median Income	58,700	67,000	75,400	83,800	90,500	97,200	103,900	110,600
	Moderate Income	70,400	80,500	90,500	100,600	108,600	116,700	124,700	132,800
Alpine County	Extremely Low	13,850	15,800	17,800	19,750	21,350	22,900	24,500	26,050
Area Median Income:	Very Low Income	23,050	26,300	29,600	32,900	35,550	38,150	40,800	43,450
65,800	Lower Income	36,850	42,100	47,400	52,650	56,850	61,050	65,300	69,500
	Median Income	46,100	52,600	59,200	65,800	71,100	76,300	81,600	86,900
	Moderate Income	55,300	63,200	71,100	79,000	85,300	91,600	98,000	104,300
Amador County	Extremely Low	13,350	15,300	17,200	19,100	20,650	22,150	23,700	25,200
Area Median Income:	Very Low Income	22,300	25,500	28,650	31,850	34,400	36,950	39,500	42,050
63,700	Lower Income	35,650	40,750	45,850	50,950	55,050	59,100	63,200	67,250
	Median Income	44,600	51,000	57,300	63,700	68,800	73,900	79,000	84,100
	Moderate Income	53,500	61,100	68,800	76,400	82,500	88,600	94,700	100,800
Butte County	Extremely Low	10,900	12,500	14,050	15,600	16,850	18,100	19,350	20,600
Area Median Income:	Very Low Income	18,200	20,800	23,400	26,000	28,100	30,150	32,250	34,300
52,000	Lower Income	29,100	33,300	37,450	41,600	44,950	48,250	51,600	54,900
	Median Income	36,400	41,600	46,800	52,000	56,200	60,300	64,500	68,600
	Moderate Income	43,700	49,900	56,200	62,400	67,400	72,400	77,400	82,400
Calaveras County	Extremely Low	12,350	14,100	15,900	17,650	19,050	20,450	21,900	23,300
Area Median Income:	Very Low Income	20,600	23,550	26,500	29,450	31,800	34,150	36,500	38,850
58,900	Lower Income	32,950	37,700	42,400	47,100	50,850	54,650	58,400	62,150
	Median Income	41,200	47,100	53,000	58,900	63,600	68,300	73,000	77,700
	Moderate Income	49,500	56,600	63,600	70,700	76,400	82,000	87,700	93,300
Colusa County	Extremely Low	10,800	12,350	13,900	15,450	16,700	17,900	19,150	20,400
Area Median Income:	Very Low Income	18,050	20,600	23,200	25,750	27,800	29,850	31,950	34,000
51,500	Lower Income	28,850	32,950	37,100	41,200	44,500	47,800	51,100	54,400
	Median Income	36,100	41,200	46,400	51,500	55,600	59,700	63,900	68,000
	Moderate Income	43,300	49,400	55,600	61,800	66,700	71,700	76,600	81,600
Contra Costa County	Extremely Low	17,600	20,100	22,650	25,150	27,150	29,150	31,200	33,200
Area Median Income:	Very Low Income	29,350	33,500	37,700	41,900	45,250	48,600	51,950	55,300
83,800	Lower Income	46,350	53,000	59,600	66,250	71,550	76,850	82,150	87,450
	Median Income	58,700	67,000	75,400	83,800	90,500	97,200	103,900	110,600
	Moderate Income	70,400	80,500	90,500	100,600	108,600	116,700	124,700	132,800
Del Norte County	Extremely Low	10,800	12,350	13,900	15,450	16,700	17,900	19,150	20,400
Area Median Income:	Very Low Income	18,050	20,600	23,200	25,750	27,800	29,850	31,950	34,000
51,500	Lower Income	28,850	32,950	37,100	41,200	44,500	47,800	51,100	54,400
	Median Income	36,100	41,200	46,400	51,500	55,600	59,700	63,900	68,000
	Moderate Income	43,300	49,400	55,600	61,800	66,700	71,700	76,600	81,600
El Dorado County	Extremely Low	14,100	16,100	18,150	20,150	21,750	23,350	25,000	26,600
Area Median Income:	Very Low Income	23,500	26,900	30,250	33,600	36,300	39,000	41,650	44,350
67,200	Lower Income	37,650	43,000	48,400	53,750	58,050	62,350	66,650	70,950
	Median Income	47,000	53,800	60,500	67,200	72,600	78,000	83,300	88,700
	Moderate Income	56,400	64,500	72,500	80,600	87,000	93,500	99,900	106,400

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Fresno County	Extremely Low	10,800	12,350	13,900	15,450	16,700	17,900	19,150	20,400
Area Median Income:	Very Low Income	18,050	20,600	23,200	25,750	27,800	29,850	31,950	34,000
51,500	Lower Income	28,850	32,950	37,100	41,200	44,500	47,800	51,100	54,400
	Median Income	36,100	41,200	46,400	51,500	55,600	59,700	63,900	68,000
	Moderate Income	43,300	49,400	55,600	61,800	66,700	71,700	76,600	81,600
Glenn County	Extremely Low	10,800	12,350	13,900	15,450	16,700	17,900	19,150	20,400
Area Median Income:	Very Low Income	18,050	20,600	23,200	25,750	27,800	29,850	31,950	34,000
51,500	Lower Income	28,850	32,950	37,100	41,200	44,500	47,800	51,100	54,400
	Median Income	36,100	41,200	46,400	51,500	55,600	59,700	63,900	68,000
	Moderate Income	43,300	49,400	55,600	61,800	66,700	71,700	76,600	81,600
Humboldt County	Extremely Low	10,800	12,350	13,900	15,450	16,700	17,900	19,150	20,400
Area Median Income:	Very Low Income	18,050	20,600	23,200	25,750	27,800	29,850	31,950	34,000
51,500	Lower Income	28,850	32,950	37,100	41,200	44,500	47,800	51,100	54,400
	Median Income	36,100	41,200	46,400	51,500	55,600	59,700	63,900	68,000
	Moderate Income	43,300	49,400	55,600	61,800	66,700	71,700	76,600	81,600
Imperial County	Extremely Low	10,800	12,350	13,900	15,450	16,700	17,900	19,150	20,400
Area Median Income:	Very Low Income	18,050	20,600	23,200	25,750	27,800	29,850	31,950	34,000
51,500	Lower Income	28,850	32,950	37,100	41,200	44,500	47,800	51,100	54,400
	Median Income	36,100	41,200	46,400	51,500	55,600	59,700	63,900	68,000
	Moderate Income	43,300	49,400	55,600	61,800	66,700	71,700	76,600	81,600
Inyo County	Extremely Low	11,550	13,200	14,850	16,500	17,800	19,150	20,450	21,800
Area Median Income:	Very Low Income	19,250	22,000	24,750	27,500	29,700	31,900	34,100	36,300
55,000	Lower Income	30,800	35,200	39,600	44,000	47,500	51,050	54,550	58,100
	Median Income	38,500	44,000	49,500	55,000	59,400	63,800	68,200	72,600
	Moderate Income	46,200	52,800	59,400	66,000	71,300	76,600	81,800	87,100
Kern County	Extremely Low	10,800	12,350	13,900	15,450	16,700	17,900	19,150	20,400
Area Median Income:	Very Low Income	18,050	20,600	23,200	25,750	27,800	29,850	31,950	34,000
51,500	Lower Income	28,850	32,950	37,100	41,200	44,500	47,800	51,100	54,400
	Median Income	36,100	41,200	46,400	51,500	55,600	59,700	63,900	68,000
	Moderate Income	43,300	49,400	55,600	61,800	66,700	71,700	76,600	81,600
Kings County	Extremely Low	10,800	12,350	13,900	15,450	16,700	17,900	19,150	20,400
Area Median Income:	Very Low Income	18,050	20,600	23,200	25,750	27,800	29,850	31,950	34,000
51,500	Lower Income	28,850	32,950	37,100	41,200	44,500	47,800	51,100	54,400
	Median Income	36,100	41,200	46,400	51,500	55,600	59,700	63,900	68,000
	Moderate Income	43,300	49,400	55,600	61,800	66,700	71,700	76,600	81,600
Lake County	Extremely Low	10,800	12,350	13,900	15,450	16,700	17,900	19,150	20,400
Area Median Income:	Very Low Income	18,050	20,600	23,200	25,750	27,800	29,850	31,950	34,000
51,500	Lower Income	28,850	32,950	37,100	41,200	44,500	47,800	51,100	54,400
	Median Income	36,100	41,200	46,400	51,500	55,600	59,700	63,900	68,000
	Moderate Income	43,300	49,400	55,600	61,800	66,700	71,700	76,600	81,600
Lassen County	Extremely Low	11,150	12,750	14,350	15,950	17,250	18,500	19,800	21,050
Area Median Income:	Very Low Income	18,600	21,300	23,950	26,600	28,750	30,850	33,000	35,100
53,200	Lower Income	29,800	34,050	38,300	42,550	45,950	49,350	52,750	56,150
	Median Income	37,200	42,600	47,900	53,200	57,500	61,700	66,000	70,200
	Moderate Income	44,700	51,000	57,400	63,800	68,900	74,000	79,100	84,200

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Los Angeles County	Extremely Low	15,550	17,750	20,000	22,200	24,000	25,750	27,550	29,300
Area Median Income:	Very Low Income	25,900	29,600	33,300	37,000	39,950	42,900	45,900	48,850
56,500	Lower Income	41,450	47,350	53,300	59,200	63,950	68,650	73,400	78,150
	Median Income	39,600	45,200	50,900	56,500	61,000	65,500	70,100	74,600
	Moderate Income	47,500	54,200	61,000	67,800	73,200	78,600	84,100	89,500
Madera County	Extremely Low	10,800	12,350	13,900	15,450	16,700	17,900	19,150	20,400
Area Median Income:	Very Low Income	18,050	20,600	23,200	25,750	27,800	29,850	31,950	34,000
51,500	Lower Income	28,850	32,950	37,100	41,200	44,500	47,800	51,100	54,400
	Median Income	36,100	41,200	46,400	51,500	55,600	59,700	63,900	68,000
	Moderate Income	43,300	49,400	55,600	61,800	66,700	71,700	76,600	81,600
Marin County	Extremely Low	23,750	27,150	30,550	33,950	36,650	39,400	42,100	44,800
Area Median Income:	Very Low Income	39,600	45,250	50,900	56,550	61,050	65,600	70,100	74,650
95,000	Lower Income	63,350	72,400	81,450	90,500	97,700	104,950	112,200	119,450
	Median Income	66,500	76,000	85,500	95,000	102,600	110,200	117,800	125,400
	Moderate Income	79,800	91,200	102,600	114,000	123,100	132,200	141,400	150,500
Mariposa County	Extremely Low	10,900	12,450	14,000	15,550	16,800	18,050	19,300	20,550
Area Median Income:	Very Low Income	18,150	20,700	23,300	25,900	27,950	30,050	32,100	34,200
51,800	Lower Income	29,000	33,150	37,300	41,450	44,750	48,100	51,400	54,700
	Median Income	36,300	41,400	46,600	51,800	55,900	60,100	64,200	68,400
	Moderate Income	43,500	49,800	56,000	62,200	67,200	72,200	77,100	82,100
Mendocino County	Extremely Low	10,800	12,350	13,900	15,450	16,700	17,900	19,150	20,400
Area Median Income:	Very Low Income	18,050	20,600	23,200	25,750	27,800	29,850	31,950	34,000
51,500	Lower Income	28,850	32,950	37,100	41,200	44,500	47,800	51,100	54,400
	Median Income	36,100	41,200	46,400	51,500	55,600	59,700	63,900	68,000
	Moderate Income	43,300	49,400	55,600	61,800	66,700	71,700	76,600	81,600
Merced County	Extremely Low	10,800	12,350	13,900	15,450	16,700	17,900	19,150	20,400
Area Median Income:	Very Low Income	18,050	20,600	23,200	25,750	27,800	29,850	31,950	34,000
51,500	Lower Income	28,850	32,950	37,100	41,200	44,500	47,800	51,100	54,400
	Median Income	36,100	41,200	46,400	51,500	55,600	59,700	63,900	68,000
	Moderate Income	43,300	49,400	55,600	61,800	66,700	71,700	76,600	81,600
Modoc County	Extremely Low	10,800	12,350	13,900	15,450	16,700	17,900	19,150	20,400
Area Median Income:	Very Low Income	18,050	20,600	23,200	25,750	27,800	29,850	31,950	34,000
51,500	Lower Income	28,850	32,950	37,100	41,200	44,500	47,800	51,100	54,400
	Median Income	36,100	41,200	46,400	51,500	55,600	59,700	63,900	68,000
	Moderate Income	43,300	49,400	55,600	61,800	66,700	71,700	76,600	81,600
Mono County	Extremely Low	13,500	15,400	17,350	19,250	20,800	22,350	23,850	25,400
Area Median Income:	Very Low Income	22,450	25,700	28,900	32,100	34,650	37,250	39,800	42,350
64,200	Lower Income	35,950	41,100	46,200	51,350	55,450	59,550	63,650	67,800
	Median Income	44,900	51,400	57,800	64,200	69,300	74,500	79,600	84,700
	Moderate Income	53,900	61,600	69,300	77,000	83,200	89,300	95,500	101,600
Monterey County	Extremely Low	13,550	15,500	17,400	19,350	20,900	22,450	24,000	25,550
Area Median Income:	Very Low Income	22,600	25,800	29,050	32,250	34,850	37,400	40,000	42,550
63,400	Lower Income	36,100	41,300	46,450	51,600	55,750	59,850	64,000	68,100
	Median Income	44,400	50,700	57,100	63,400	68,500	73,500	78,600	83,700
	Moderate Income	53,300	60,900	68,500	76,100	82,200	88,300	94,400	100,500

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Napa County	Extremely Low	15,950	18,200	20,500	22,750	24,550	26,400	28,200	30,050
Area Median Income:	Very Low Income	26,550	30,300	34,100	37,900	40,950	43,950	47,000	50,050
75,800	Lower Income	41,700	47,700	53,650	59,600	64,350	69,150	73,900	78,650
	Median Income	53,100	60,600	68,200	75,800	81,900	87,900	94,000	100,100
	Moderate Income	63,700	72,800	81,900	91,000	98,300	105,600	112,800	120,100
Nevada County	Extremely Low	13,700	15,650	17,600	19,550	21,100	22,700	24,250	25,800
Area Median Income:	Very Low Income	22,800	26,050	29,300	32,550	35,150	37,750	40,350	42,950
65,100	Lower Income	36,450	41,700	46,900	52,100	56,250	60,450	64,600	68,750
	Median Income	45,600	52,100	58,600	65,100	70,300	75,500	80,700	85,900
	Moderate Income	54,700	62,500	70,300	78,100	84,300	90,600	96,800	103,100
Orange County	Extremely Low	18,200	20,800	23,400	26,000	28,100	30,150	32,250	34,300
Area Median Income:	Very Low Income	30,300	34,650	38,950	43,300	46,750	50,250	53,700	57,150
78,700	Lower Income	48,500	55,450	62,350	69,300	74,850	80,400	85,950	91,500
	Median Income	55,100	63,000	70,800	78,700	85,000	91,300	97,600	103,900
	Moderate Income	66,100	75,500	85,000	94,400	102,000	109,500	117,100	124,600
Placer County	Extremely Low	14,100	16,100	18,150	20,150	21,750	23,350	25,000	26,600
Area Median Income:	Very Low Income	23,500	26,900	30,250	33,600	36,300	39,000	41,650	44,350
67,200	Lower Income	37,650	43,000	48,400	53,750	58,050	62,350	66,650	70,950
	Median Income	47,000	53,800	60,500	67,200	72,600	78,000	83,300	88,700
	Moderate Income	56,400	64,500	72,500	80,600	87,000	93,500	99,900	106,400
Plumas County	Extremely Low	11,900	13,600	15,300	17,000	18,350	19,700	21,100	22,450
Area Median Income:	Very Low Income	19,800	22,650	25,450	28,300	30,550	32,850	35,100	37,350
56,600	Lower Income	31,700	36,250	40,750	45,300	48,900	52,550	56,150	59,800
	Median Income	39,600	45,300	50,900	56,600	61,100	65,700	70,200	74,700
	Moderate Income	47,500	54,300	61,100	67,900	73,300	78,800	84,200	89,600
Riverside County	Extremely Low	12,450	14,200	16,000	17,750	19,150	20,600	22,000	23,450
Area Median Income:	Very Low Income	20,700	23,700	26,650	29,600	31,950	34,350	36,700	39,050
59,200	Lower Income	33,150	37,900	42,600	47,350	51,150	54,950	58,700	62,500
	Median Income	41,400	47,400	53,300	59,200	63,900	68,700	73,400	78,100
	Moderate Income	49,700	56,800	63,900	71,000	76,700	82,400	88,000	93,700
Sacramento County	Extremely Low	14,100	16,100	18,150	20,150	21,750	23,350	25,000	26,600
Area Median Income:	Very Low Income	23,500	26,900	30,250	33,600	36,300	39,000	41,650	44,350
67,200	Lower Income	37,650	43,000	48,400	53,750	58,050	62,350	66,650	70,950
	Median Income	47,000	53,800	60,500	67,200	72,600	78,000	83,300	88,700
	Moderate Income	56,400	64,500	72,500	80,600	87,000	93,500	99,900	106,400
San Benito County	Extremely Low	15,700	17,900	20,150	22,400	24,200	26,000	27,800	29,550
Area Median Income:	Very Low Income	26,150	29,900	33,600	37,350	40,350	43,350	46,300	49,300
74,700	Lower Income	41,500	47,450	53,350	59,300	64,050	68,800	73,550	78,300
	Median Income	52,300	59,800	67,200	74,700	80,700	86,700	92,600	98,600
	Moderate Income	62,700	71,700	80,600	89,600	96,800	103,900	111,100	118,300
San Bernardino County	Extremely Low	12,450	14,200	16,000	17,750	19,150	20,600	22,000	23,450
Area Median Income:	Very Low Income	20,700	23,700	26,650	29,600	31,950	34,350	36,700	39,050
59,200	Lower Income	33,150	37,900	42,600	47,350	51,150	54,950	58,700	62,500
	Median Income	41,400	47,400	53,300	59,200	63,900	68,700	73,400	78,100
	Moderate Income	49,700	56,800	63,900	71,000	76,700	82,400	88,000	93,700

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
San Diego County	Extremely Low	14,750	16,850	18,950	21,050	22,750	24,400	26,100	27,800
Area Median Income:	Very Low Income	24,550	28,100	31,600	35,100	37,900	40,700	43,500	46,350
69,400	Lower Income	39,300	44,900	50,550	56,150	60,650	65,150	69,650	74,100
	Median Income	48,600	55,500	62,500	69,400	75,000	80,500	86,100	91,600
	Moderate Income	58,300	66,600	75,000	83,300	90,000	96,600	103,300	110,000
San Francisco County	Extremely Low	23,750	27,150	30,550	33,950	36,650	39,400	42,100	44,800
Area Median Income:	Very Low Income	39,600	45,250	50,900	56,550	61,050	65,600	70,100	74,650
95,000	Lower Income	63,350	72,400	81,450	90,500	97,700	104,950	112,200	119,450
	Median Income	66,500	76,000	85,500	95,000	102,600	110,200	117,800	125,400
	Moderate Income	79,800	91,200	102,600	114,000	123,100	132,200	141,400	150,500
San Joaquin County	Extremely Low	12,650	14,500	16,300	18,100	19,550	21,000	22,450	23,900
Area Median Income:	Very Low Income	21,100	24,100	27,150	30,150	32,550	34,950	37,400	39,800
60,300	Lower Income	33,800	38,600	43,450	48,250	52,100	55,950	59,850	63,700
	Median Income	42,200	48,200	54,300	60,300	65,100	69,900	74,800	79,600
	Moderate Income	50,700	57,900	65,200	72,400	78,200	84,000	89,800	95,600
San Luis Obispo County	Extremely Low	13,500	15,400	17,350	19,250	20,800	22,350	23,850	25,400
Area Median Income:	Very Low Income	22,450	25,700	28,900	32,100	34,650	37,250	39,800	42,350
64,200	Lower Income	35,950	41,100	46,200	51,350	55,450	59,550	63,650	67,800
	Median Income	44,900	51,400	57,800	64,200	69,300	74,500	79,600	84,700
	Moderate Income	53,900	61,600	69,300	77,000	83,200	89,300	95,500	101,600
San Mateo County	Extremely Low	23,750	27,150	30,550	33,950	36,650	39,400	42,100	44,800
Area Median Income:	Very Low Income	39,600	45,250	50,900	56,550	61,050	65,600	70,100	74,650
95,000	Lower Income	63,350	72,400	81,450	90,500	97,700	104,950	112,200	119,450
	Median Income	66,500	76,000	85,500	95,000	102,600	110,200	117,800	125,400
	Moderate Income	79,800	91,200	102,600	114,000	123,100	132,200	141,400	150,500
Santa Barbara County	Extremely Low	14,100	16,100	18,150	20,150	21,750	23,350	25,000	26,600
Area Median Income:	Very Low Income	23,500	26,850	30,200	33,550	36,250	38,900	41,600	44,300
67,100	Lower Income	37,600	42,950	48,350	53,700	58,000	62,300	66,600	70,900
	Median Income	47,000	53,700	60,400	67,100	72,500	77,800	83,200	88,600
	Moderate Income	56,400	64,400	72,500	80,500	86,900	93,400	99,800	106,300
Santa Clara County	Extremely Low	22,300	25,500	28,650	31,850	34,400	36,950	39,500	42,050
Area Median Income:	Very Low Income	37,150	42,450	47,750	53,050	57,300	61,550	65,800	70,050
105,500	Lower Income	59,400	67,900	76,400	84,900	91,650	98,450	105,250	112,050
	Median Income	73,900	84,400	95,000	105,500	113,900	122,400	130,800	139,300
	Moderate Income	88,600	101,300	113,900	126,600	136,700	146,900	157,000	167,100
Santa Cruz County	Extremely Low	17,100	19,500	21,950	24,400	26,350	28,300	30,250	32,200
Area Median Income:	Very Low Income	28,450	32,500	36,600	40,650	43,900	47,150	50,400	53,650
81,300	Lower Income	44,350	50,700	57,000	63,350	68,400	73,500	78,550	83,600
	Median Income	56,900	65,000	73,200	81,300	87,800	94,300	100,800	107,300
	Moderate Income	68,300	78,100	87,800	97,600	105,400	113,200	121,000	128,800
Shasta County	Extremely Low	11,050	12,650	14,200	15,800	17,050	18,350	19,600	20,850
Area Median Income:	Very Low Income	18,450	21,100	23,700	26,350	28,450	30,550	32,650	34,800
52,700	Lower Income	29,500	33,700	37,950	42,150	45,500	48,900	52,250	55,650
	Median Income	36,900	42,200	47,400	52,700	56,900	61,100	65,300	69,600
	Moderate Income	44,200	50,600	56,900	63,200	68,300	73,300	78,400	83,400

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Sierra County	Extremely Low	10,800	12,350	13,900	15,450	16,700	17,900	19,150	20,400
Area Median Income:	Very Low Income	18,050	20,600	23,200	25,750	27,800	29,850	31,950	34,000
51,500	Lower Income	28,850	32,950	37,100	41,200	44,500	47,800	51,100	54,400
	Median Income	36,100	41,200	46,400	51,500	55,600	59,700	63,900	68,000
	Moderate Income	43,300	49,400	55,600	61,800	66,700	71,700	76,600	81,600
Siskiyou County	Extremely Low	10,800	12,350	13,900	15,450	16,700	17,900	19,150	20,400
Area Median Income:	Very Low Income	18,050	20,600	23,200	25,750	27,800	29,850	31,950	34,000
51,500	Lower Income	28,850	32,950	37,100	41,200	44,500	47,800	51,100	54,400
	Median Income	36,100	41,200	46,400	51,500	55,600	59,700	63,900	68,000
	Moderate Income	43,300	49,400	55,600	61,800	66,700	71,700	76,600	81,600
Solano County	Extremely Low	15,800	18,100	20,350	22,600	24,400	26,200	28,000	29,850
Area Median Income:	Very Low Income	26,400	30,150	33,950	37,700	40,700	43,750	46,750	49,750
75,400	Lower Income	41,450	47,350	53,300	59,200	63,950	68,650	73,400	78,150
	Median Income	52,800	60,300	67,900	75,400	81,400	87,500	93,500	99,500
	Moderate Income	63,300	72,400	81,500	90,500	97,700	105,000	112,200	119,500
Sonoma County	Extremely Low	15,800	18,050	20,300	22,550	24,350	26,150	27,950	29,750
Area Median Income:	Very Low Income	26,300	30,050	33,800	37,550	40,550	43,550	46,550	49,550
75,100	Lower Income	41,700	47,700	53,650	59,600	64,350	69,150	73,900	78,650
	Median Income	52,600	60,100	67,600	75,100	81,100	87,100	93,100	99,100
	Moderate Income	63,100	72,100	81,100	90,100	97,300	104,500	111,700	118,900
Stanislaus County	Extremely Low	11,750	13,450	15,100	16,800	18,150	19,500	20,850	22,200
Area Median Income:	Very Low Income	19,600	22,400	25,200	28,000	30,250	32,500	34,700	36,950
56,000	Lower Income	31,350	35,850	40,300	44,800	48,400	51,950	55,550	59,150
	Median Income	39,200	44,800	50,400	56,000	60,500	65,000	69,400	73,900
	Moderate Income	47,000	53,800	60,500	67,200	72,600	78,000	83,300	88,700
Sutter County	Extremely Low	10,850	12,400	13,950	15,500	16,750	18,000	19,200	20,450
Area Median Income:	Very Low Income	18,100	20,700	23,250	25,850	27,900	30,000	32,050	34,100
51,700	Lower Income	28,950	33,100	37,200	41,350	44,650	47,950	51,250	54,600
	Median Income	36,200	41,400	46,500	51,700	55,800	60,000	64,100	68,200
	Moderate Income	43,400	49,600	55,800	62,000	67,000	71,900	76,900	81,800
Tehama County	Extremely Low	10,800	12,350	13,900	15,450	16,700	17,900	19,150	20,400
Area Median Income:	Very Low Income	18,050	20,600	23,200	25,750	27,800	29,850	31,950	34,000
51,500	Lower Income	28,850	32,950	37,100	41,200	44,500	47,800	51,100	54,400
	Median Income	36,100	41,200	46,400	51,500	55,600	59,700	63,900	68,000
	Moderate Income	43,300	49,400	55,600	61,800	66,700	71,700	76,600	81,600
Trinity County	Extremely Low	10,800	12,350	13,900	15,450	16,700	17,900	19,150	20,400
Area Median Income:	Very Low Income	18,050	20,600	23,200	25,750	27,800	29,850	31,950	34,000
51,500	Lower Income	28,850	32,950	37,100	41,200	44,500	47,800	51,100	54,400
	Median Income	36,100	41,200	46,400	51,500	55,600	59,700	63,900	68,000
	Moderate Income	43,300	49,400	55,600	61,800	66,700	71,700	76,600	81,600
Tulare County	Extremely Low	10,800	12,350	13,900	15,450	16,700	17,900	19,150	20,400
Area Median Income:	Very Low Income	18,050	20,600	23,200	25,750	27,800	29,850	31,950	34,000
51,500	Lower Income	28,850	32,950	37,100	41,200	44,500	47,800	51,100	54,400
	Median Income	36,100	41,200	46,400	51,500	55,600	59,700	63,900	68,000
	Moderate Income	43,300	49,400	55,600	61,800	66,700	71,700	76,600	81,600

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Tuolumne County	Extremely Low	11,550	13,200	14,850	16,500	17,800	19,150	20,450	21,800
Area Median Income:	Very Low Income	19,250	22,000	24,750	27,500	29,700	31,900	34,100	36,300
55,000	Lower Income	30,800	35,200	39,600	44,000	47,500	51,050	54,550	58,100
	Median Income	38,500	44,000	49,500	55,000	59,400	63,800	68,200	72,600
	Moderate Income	46,200	52,800	59,400	66,000	71,300	76,600	81,800	87,100
Ventura County	Extremely Low	18,000	20,550	23,150	25,700	27,750	29,800	31,850	33,900
Area Median Income:	Very Low Income	30,000	34,300	38,550	42,850	46,300	49,700	53,150	56,550
79,500	Lower Income	48,000	54,850	61,700	68,550	74,050	79,500	85,000	90,500
	Median Income	55,700	63,600	71,600	79,500	85,900	92,200	98,600	104,900
	Moderate Income	66,800	76,300	85,900	95,400	103,000	110,700	118,300	125,900
Yolo County	Extremely Low	13,800	15,750	17,750	19,700	21,300	22,850	24,450	26,000
Area Median Income:	Very Low Income	23,000	26,300	29,550	32,850	35,500	38,100	40,750	43,350
65,700	Lower Income	36,800	42,050	47,300	52,550	56,750	60,950	65,150	69,350
	Median Income	46,000	52,600	59,100	65,700	71,000	76,200	81,500	86,700
	Moderate Income	55,200	63,000	70,900	78,800	85,100	91,400	97,700	104,000
Yuba County	Extremely Low	10,850	12,400	13,950	15,500	16,750	18,000	19,200	20,450
Area Median Income:	Very Low Income	18,100	20,700	23,250	25,850	27,900	30,000	32,050	34,100
51,700	Lower Income	28,950	33,100	37,200	41,350	44,650	47,950	51,250	54,600
	Median Income	36,200	41,400	46,500	51,700	55,800	60,000	64,100	68,200
	Moderate Income	43,400	49,600	55,800	62,000	67,000	71,900	76,900	81,800

Authority cited: Section 50093, Health and Safety Code.

Reference: Sections 50079.5, 50093, 50105, and 50106, Health and Safety Code.

For all income categories, determine income limit for households larger than eight persons as follows:

Per person (PP) adjustment above 8: (1) multiply the 4-person income limit by eight percent (8%), (2) multiply result by number of persons in excess of eight, (3) add the amount to the 8-person income limit, and (4) round the result to the nearest \$100.

E X A M P L E	<u>4 persons</u>	8% PP Adj	<u>8 persons</u>	<u>9 persons</u>	<u>8 persons</u>	8% Adj x 2	<u>10 persons</u>
Extremely Low	19,500	1560	25,750	27,300	25,750	3120	28,900
Very Low Income	35,650	2852	47,100	50,000	47,100	5704	52,800
Lower Income	55,750	4460	73,600	78,100	73,600	8920	82,500
Moderate Income	80,500	6440	106,250	112,700	106,250	12880	119,100